

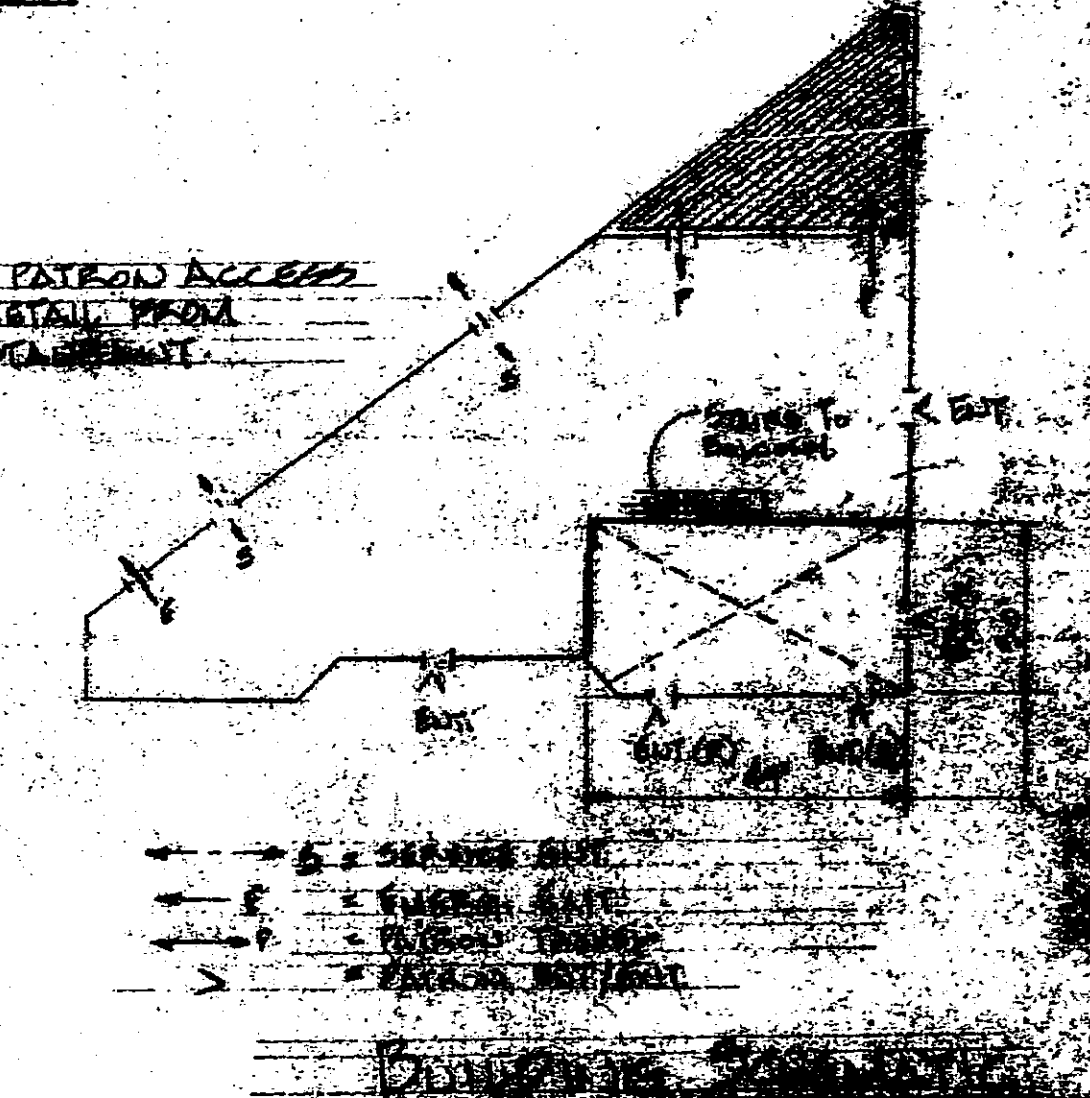
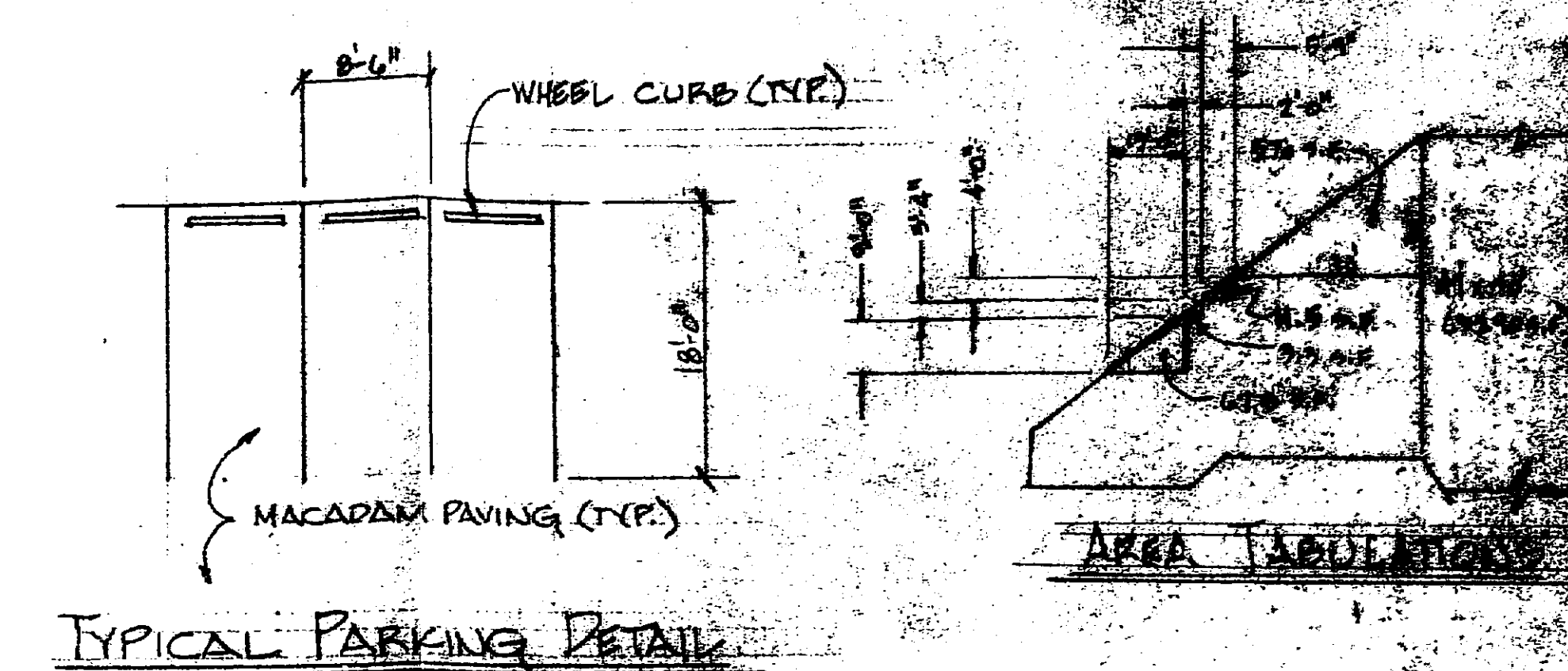
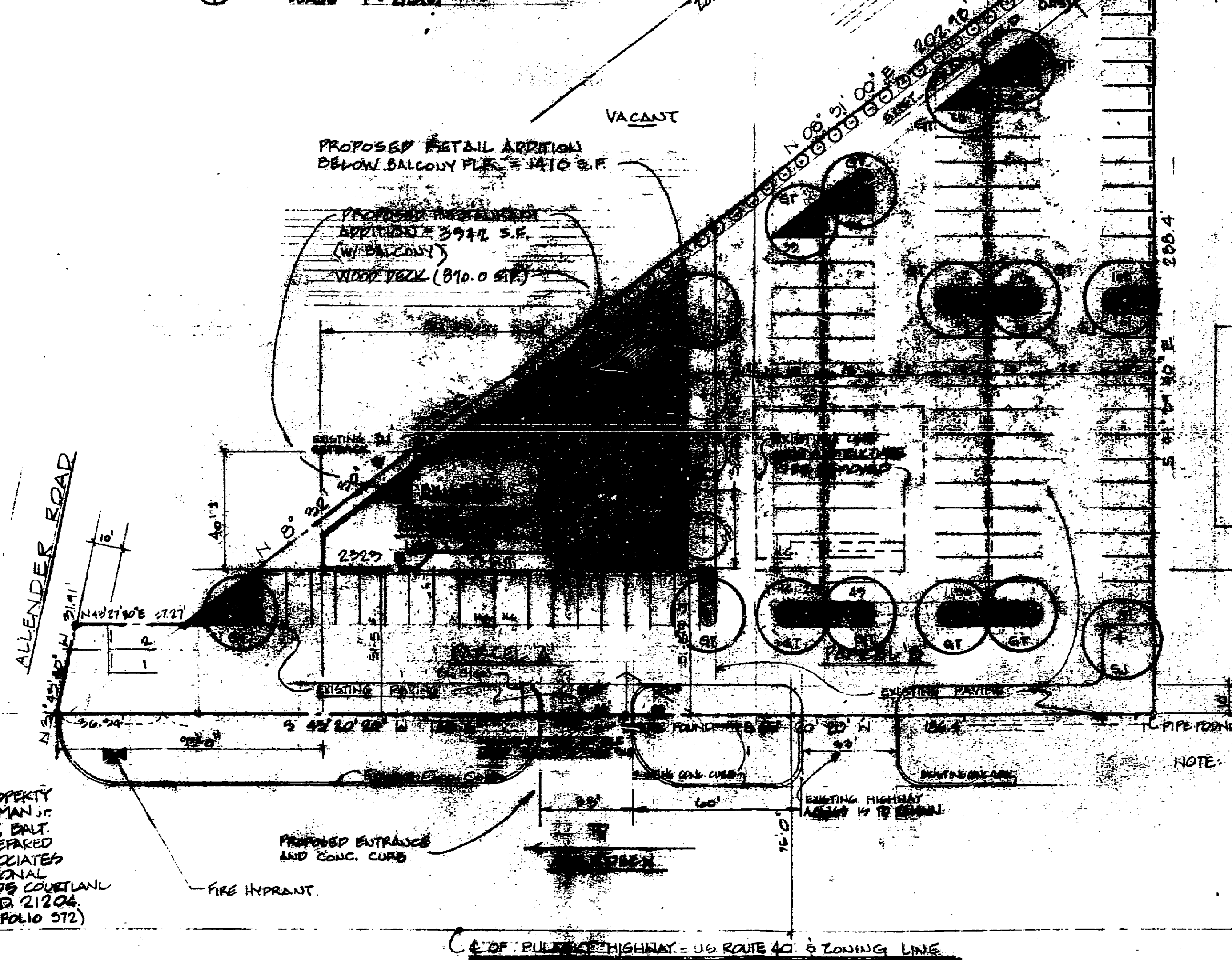
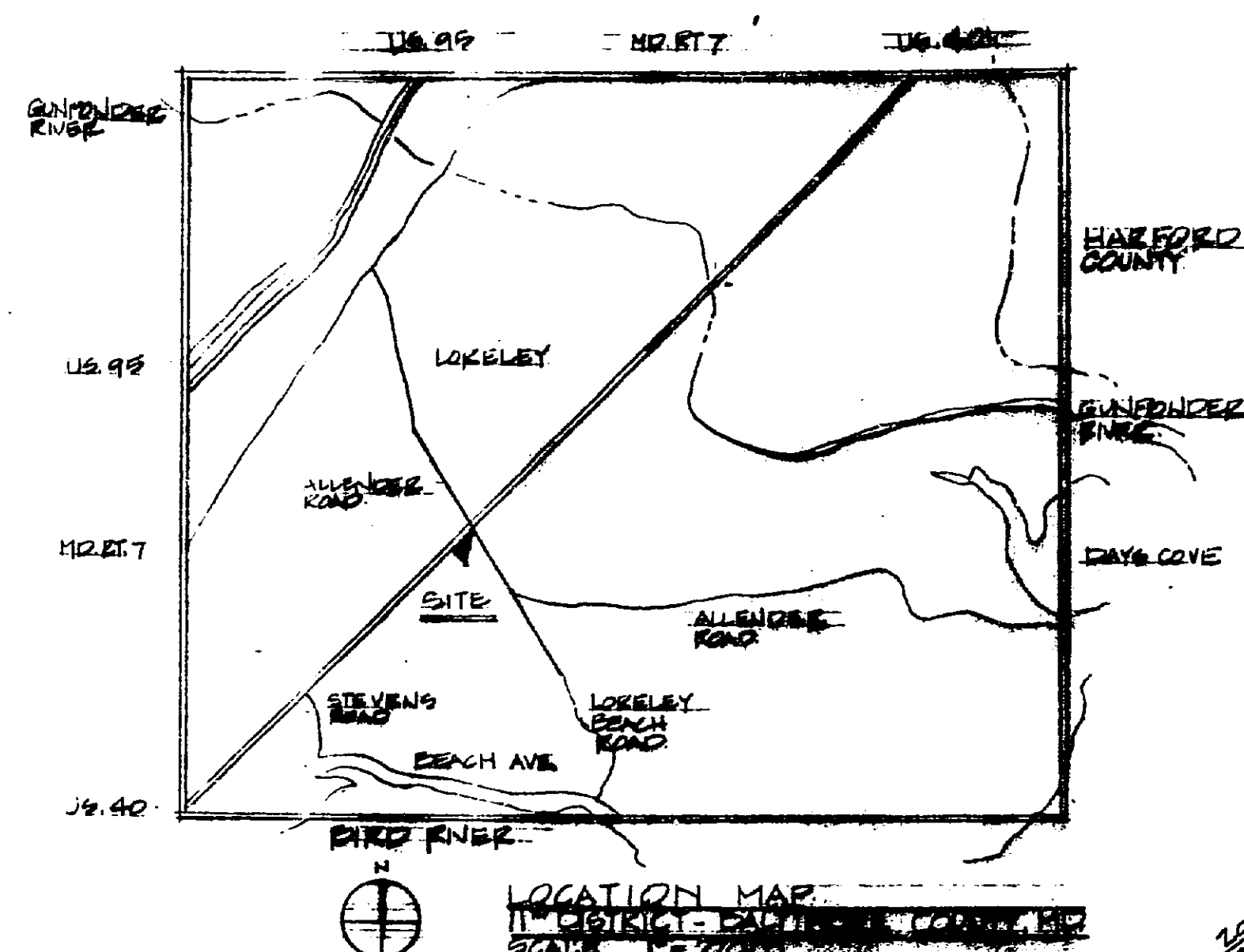
91-249-A 25<sup>r</sup>



PREVIOUS COMMERCIAL PERMITS:  
 OCTOBER 2, 1984  
 BO3279 - ADDITION TO FRONT  
 OF BAR  
 MARCH 13, 1990  
 BO48287 - TENT FOR WEDDING

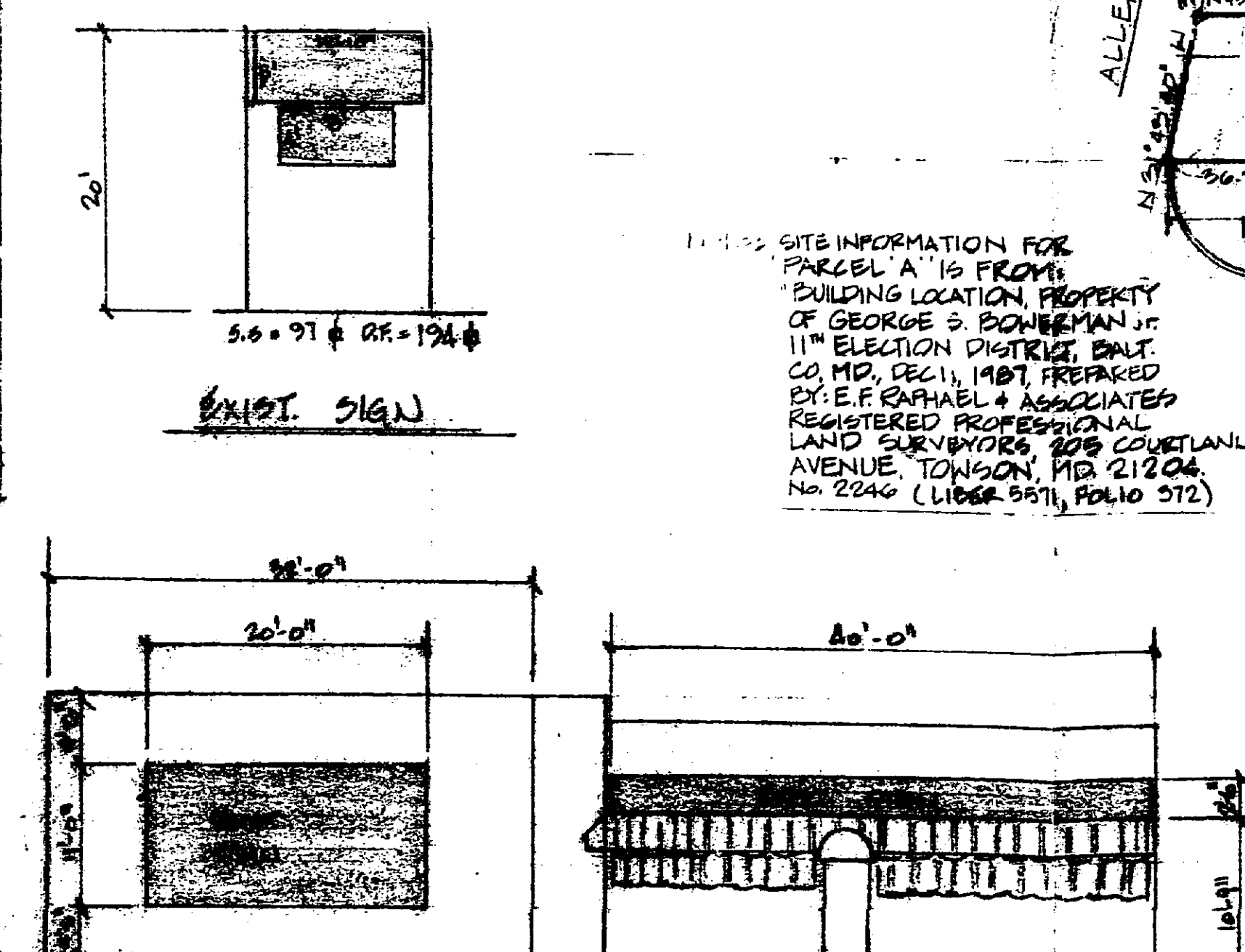
NO PREVIOUS ZONING VIOLATIONS

EXISTING	PROPOSED	REMARKS
1. 1st FLOOR	1. 1st FLOOR	EXISTING
2. 2nd FLOOR	2. 2nd FLOOR	EXISTING
3. 3rd FLOOR	3. 3rd FLOOR	EXISTING
4. 4th FLOOR	4. 4th FLOOR	EXISTING
5. 5th FLOOR	5. 5th FLOOR	EXISTING
6. 6th FLOOR	6. 6th FLOOR	EXISTING
7. 7th FLOOR	7. 7th FLOOR	EXISTING
8. 8th FLOOR	8. 8th FLOOR	EXISTING
9. 9th FLOOR	9. 9th FLOOR	EXISTING
10. 10th FLOOR	10. 10th FLOOR	EXISTING
11. 11th FLOOR	11. 11th FLOOR	EXISTING
12. 12th FLOOR	12. 12th FLOOR	EXISTING
13. 13th FLOOR	13. 13th FLOOR	EXISTING
14. 14th FLOOR	14. 14th FLOOR	EXISTING
15. 15th FLOOR	15. 15th FLOOR	EXISTING
16. 16th FLOOR	16. 16th FLOOR	EXISTING
17. 17th FLOOR	17. 17th FLOOR	EXISTING
18. 18th FLOOR	18. 18th FLOOR	EXISTING
19. 19th FLOOR	19. 19th FLOOR	EXISTING
20. 20th FLOOR	20. 20th FLOOR	EXISTING



GENERAL NOTE:  
 THE INFORMATION REGARDING EXISTING ELEMENTS  
 ON THIS SITE IS TAKEN FROM THE NOTED  
 REFERENCES. THIS DRAWING IS NOT TO BE  
 CONSIDERED AS AN ESTABLISHMENT OF ANY  
 PROPERTY LINE.  
 ALL PLANTING SHALL COMPLY WITH THE  
 CITY OF BALTIMORE LANDSCAPE MANUAL.

PARKING	
A.S. TOTAL AREA	114
EXISTING	114
1st FLOOR	114
2nd FLOOR	114
3rd FLOOR	114
4th FLOOR	114
5th FLOOR	114
6th FLOOR	114
7th FLOOR	114
8th FLOOR	114
9th FLOOR	114
10th FLOOR	114
11th FLOOR	114
12th FLOOR	114
13th FLOOR	114
14th FLOOR	114
15th FLOOR	114
16th FLOOR	114
17th FLOOR	114
18th FLOOR	114
19th FLOOR	114
20th FLOOR	114



**SITE PLAN**  
 11445 PULASKI HIGHWAY, WHITE MARSH, MD 21162  
 11th ELECTION DISTRICT  
 OWNER: J. THURSTON

SHA-OK  
 for foundation permit  
 but hold additional building  
 permits until access permit  
 is applied for.  
 Lawrence Brocato  
 5-24-91

PLAN TO ACCOMPANY ZONING VARIANCE  
**"BRASS HORSE RESTAURANT"**  
 11445 PULASKI HIGHWAY, WHITE MARSH, MD 21162  
 11th ELECTION DISTRICT  
 OWNER: J. THURSTON

RELIANT ARCHITECTURAL GROUP, INC.  
 720 S. MONTFORD AVENUE  
 BALTIMORE, MARYLAND 21224

24 MAY 1991

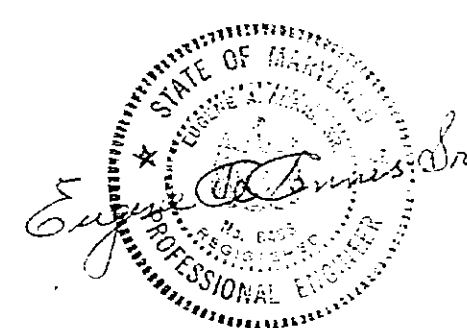




# ZONING DESCRIPTION

Beginning at a point on the east side of Pulaski Highway which is 150'-0" wide at the distance of 16'-0" southeast of the centerline of the nearest improved intersecting street, Allender Road, which is 30'-0" wide. Thence the following courses and distances:

N 31°43'40" W 31.91 FT., N43°27'30" E 37.27 FT., N8°32'30" E 225.0 FT., N8°31'00" E 202.98 FT., S44°39'40" E 288.4 FT., S45°20'20" W 186.4 FT., S45°20'20" W 163.6 FT., and S45°20'20" W 36.34 FT. to the beginning as recorded in Liber 5571, Folio 372.



91-249-A #257

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 3/1/91  
 Posted for: James H. Thurston  
 Petitioner: James H. Thurston  
 Location of property: 11th Election District, 5th Councilmanic District, 11th Election District, 5th Councilmanic District  
 Location of Sign: Property of Baltimore County  
 Remarks: None Date of return: 3/1/91  
 Posted by: Matthew  
 Number of Signs: 1

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 3-5-1991  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2-28-1991

THE JEFFERSONIAN,

S. Zeke Orlan  
 Publisher

\$ 79.60

## CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2-28-1991

NORTHEAST TIMES BOOSTER and the  
NORTHEAST TIMES REPORTER

S. Zeke Orlan  
 Publisher

\$ 79.60

NOTICE OF HEARING  
 The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:  
 Case Number: 91-249-A  
 11445 Pulaski Highway, 16" SE of c/l Allender Road  
 11th Election District - 5th Councilmanic District  
 Petitioner(s): Jerry A. Thurston  
 Hearing Date: Wednesday, March 27, 1991 at 2:00 p.m.  
 Variance: to allow a front average setback of 51 ft., 5 inches in lieu of required 57.5 ft. to allow a side/rear setback of 3.1 ft. in lieu of the required 30 ft.; to allow 101 parking spaces for a restaurant in lieu of the required 164; to allow an existing sign of 220 sq. ft. in lieu of the allowable 128 sq. ft.; to allow an existing double-faced sign of 274 sq. ft. in lieu of the allowable 100 sq. ft.  
 J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County  
 2244 Feb. 28

Baltimore County  
 Zoning Commissioner  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

Account: R-001-6150  
 Number

91-249-A

Please Make Checks Payable To: Baltimore County 203139PM12-20-90  
 NEXT BUSINESS DAY

Baltimore County  
 Zoning Commissioner  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

Account: R-001-6150  
 Number

91-249

Please Make Checks Payable To: Baltimore County 203139PM12-20-90  
 NEXT BUSINESS DAY

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204

887-3353

DATE: 3-12-91

Jerry A. Thurston  
 Bruce Horse Restaurant  
 11445 Pulaski Highway  
 White Marsh, Maryland 21162

RE:  
 Case Number: 91-249-A  
 11445 Pulaski Highway, 16" SE of c/l Allender Road  
 11th Election District - 5th Councilmanic District  
 Petitioner(s): Jerry A. Thurston  
 HEARING: WEDNESDAY, MARCH 27, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 104.60 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines

J. ROBERT HAINES  
 ZONING COMMISSIONER  
 BALTIMORE COUNTY, MARYLAND

Gerald C. Ruter, Esq.

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204

887-3353

February 1, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-249-A  
 11445 Pulaski Highway, 16" SE of c/l Allender Road  
 11th Election District - 5th Councilmanic District  
 Petitioner(s): Jerry A. Thurston  
 HEARING: WEDNESDAY, MARCH 27, 1991 at 2:00 p.m.

Variance to allow a front average setback of 51 ft., 5 inches in lieu of required 57.5 ft.; to allow a side/rear setback of 3.1 ft. in lieu of the required 30 ft.; to allow 101 parking spaces for a restaurant in lieu of the required 164; to allow an existing sign of 220 sq. ft. in lieu of the allowable 128 sq. ft.; to allow an existing double-faced sign of 274 sq. ft. in lieu of the allowable 100 sq. ft.

J. Robert Haines

J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County

cc: Jerry A. Thurston  
 Gerald C. Ruter, Esq.

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204

887-3353

March 14, 1991

Gerald C. Ruter, Esquire  
 604 E. Joppa Road  
 Towson, MD 21204

RE: Item No. 257, Case No. 91-249-A  
 Petitioner: Jerry A. Thurston  
 Petition for Zoning Variance

Dear Mr. Ruter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
 JAMES E. DYER  
 Chairman  
 Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 9th day of January, 1990.

J. Robert Haines  
 J. ROBERT HAINES  
 ZONING COMMISSIONER

Received By:

James E. Dyer  
 Chairman  
 Zoning Plans Advisory Committee

Petitioner: Jerry A. Thurston  
 Petitioner's Attorney: Gerald C. Ruter





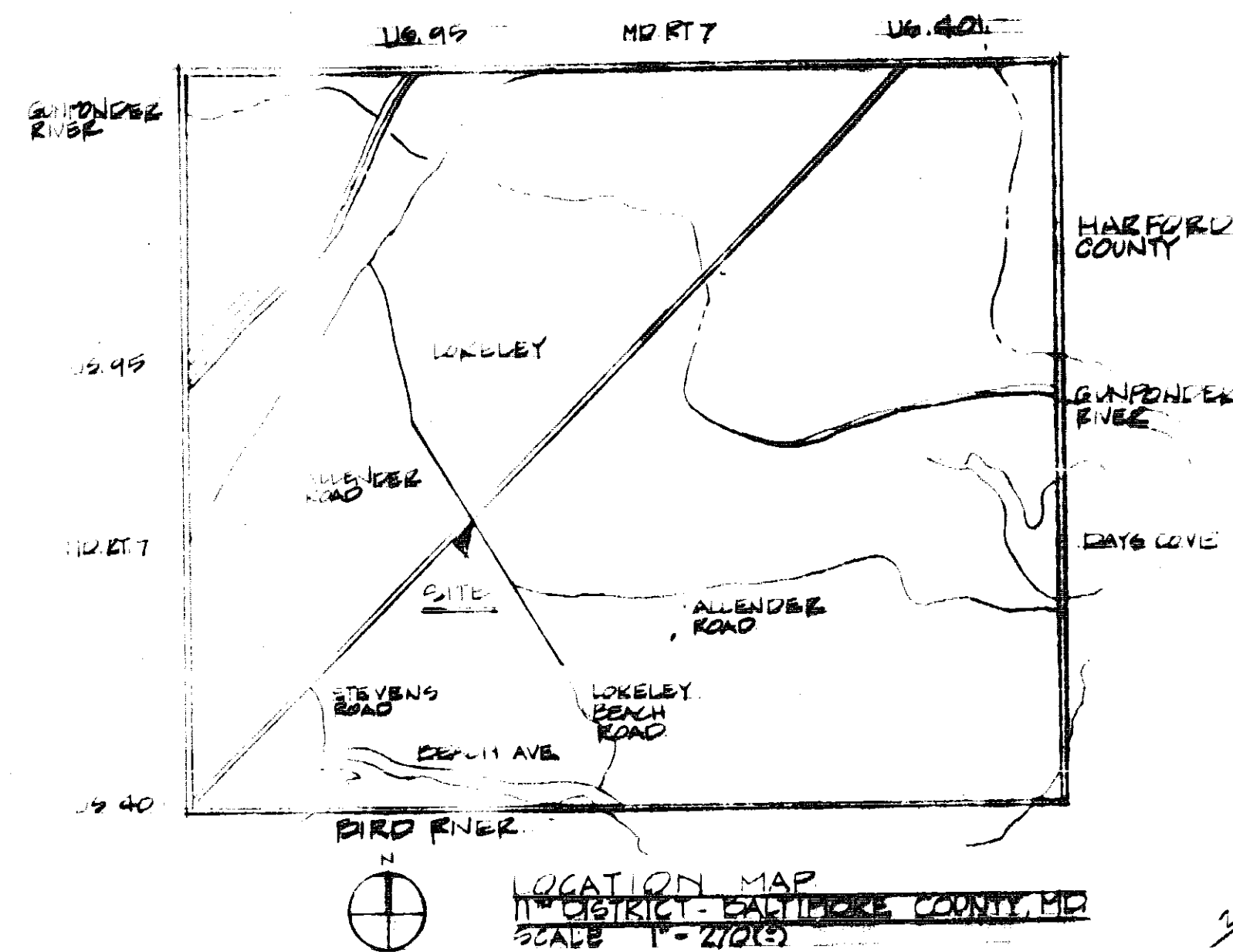








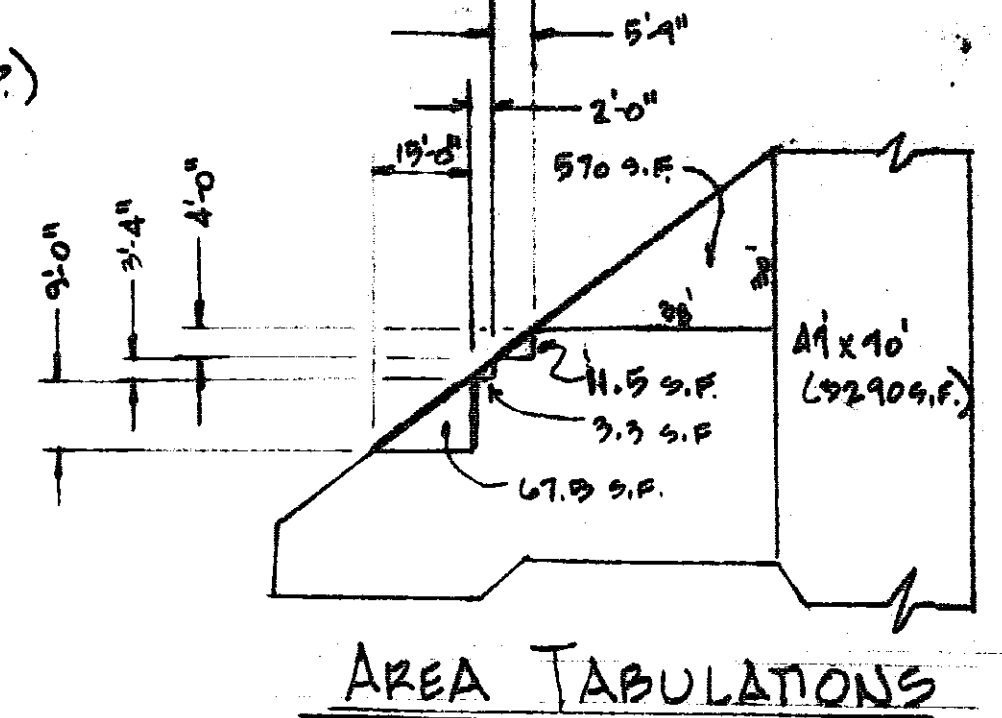
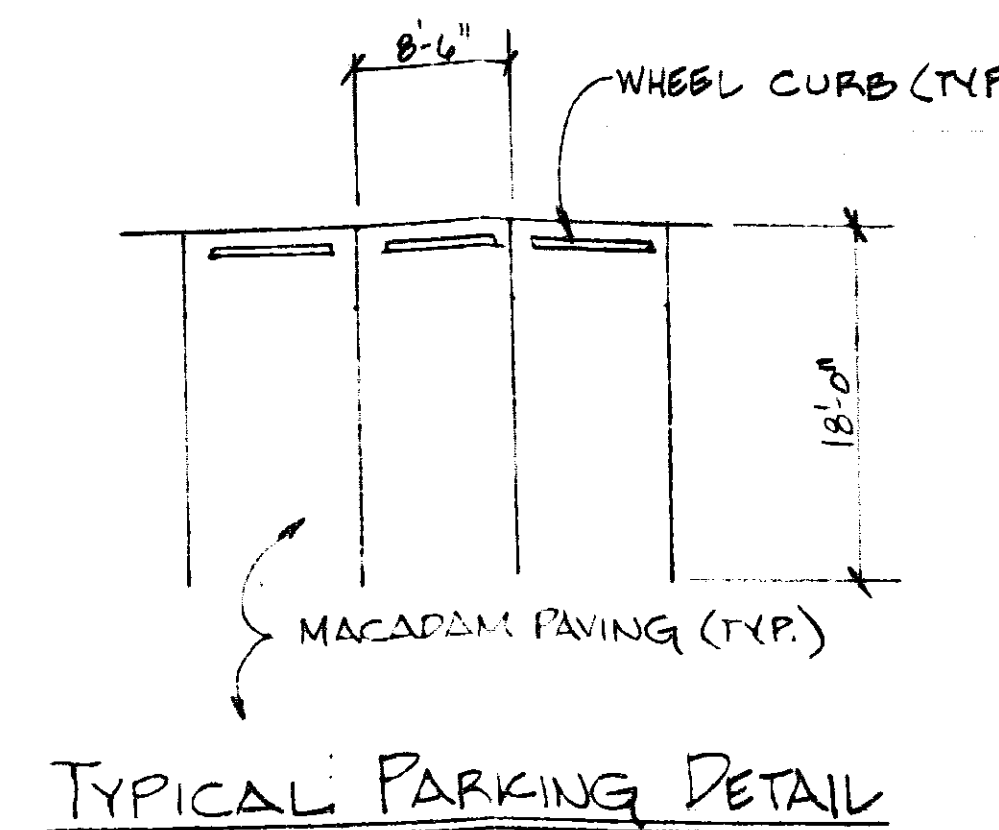
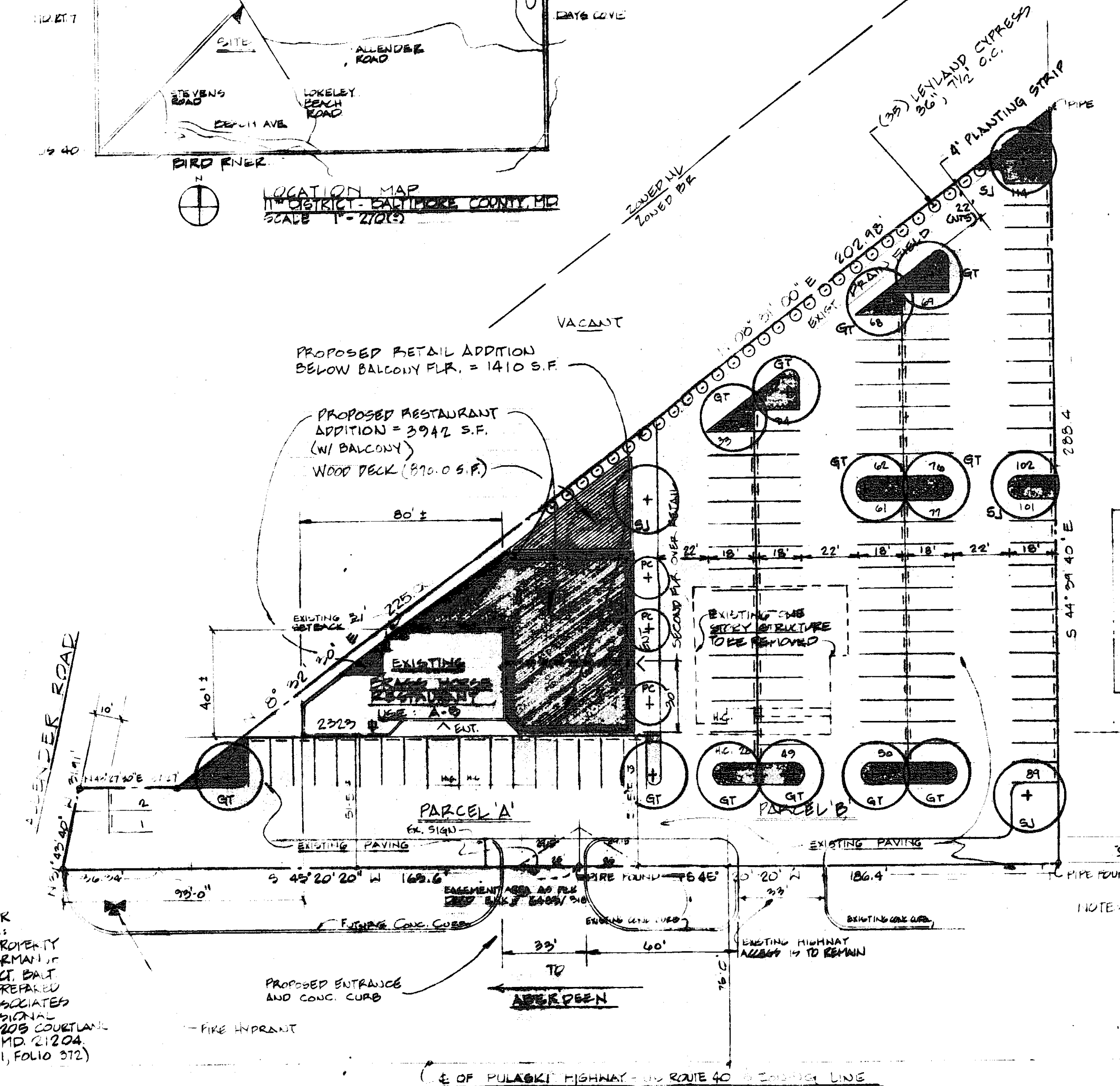




PREVIOUS ZONING PERMITS:  
 OCTOBER 2, 1984  
 803274 - ADDITION TO FRONT  
 OF BAR  
 MARCH 12, 1987  
 8249249 - TENT FOR WEDDINGS

NO PREVIOUS ZONING HEARINGS

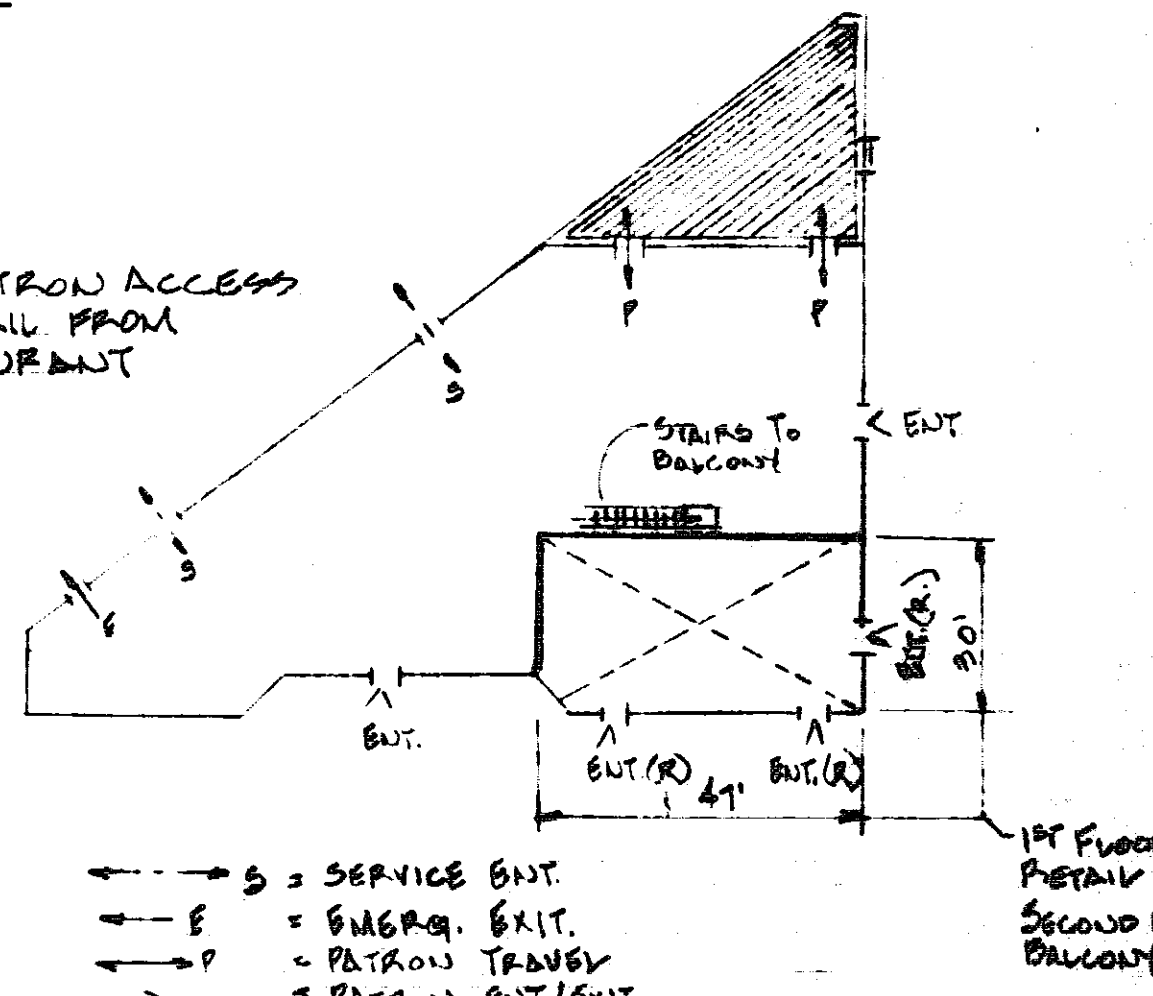
QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
10	Cupressus leylandii	Leyland Cypress	5'	BAB
10	Pyrus calleryana Aristocr.	Aristocr Pear	2.5' DI	BAB
10	Syringa alba	Albino Syringa	2.5' DI	BAB
10	Geodora nana	Shedmaster Honeylocust	2.5' DI	BAB



NOTES: NO PATRON ACCESS  
 TO RESTAURANT FROM  
 RESTAURANT

PARKER PROPERTY

EXIST. OFFICE BUILDING



GENERAL NOTE: THE INFORMATION REGARDING EXISTING ELEMENTS ON THIS SITE IS TAKEN FROM THE NOTED REFERENCES. THIS DRAWING IS NOT TO BE CONSTRUED AS AN ESTABLISHMENT OF ANY PROPERTY LINE.

ALL PLANTING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.

**PARKING**  
 A-2 TOTAL AREA  
 EXISTING:  
 1ST FLOOR = 1743 S.F.  
 2ND FLOOR = 560 S.F.  
 (RESTAURANT USE)  
 PROPOSED ADDITIONS:  
 1ST FLOOR = 3942 S.F. W/ BALCONY  
 (RESTAURANT USE)  
 1ST FLOOR = 1410 S.F.  
 (RETAIL USE)  
 DECK AREA = 370 S.F.

PARKING PROVIDED = 114  
 PARKING REQUIRED =  
 RESTAURANT = 7115 S.F./1000 x 20 = 142.3  
 RETAIL = 1410 S.F./1000 x 5 = 7.05  
 TOTAL PARKING SHORT = 346

**FLOOR AREA RATIO**  
 AREA OF PARCEL 'A' = 115100 S.F. ±  
 AREA OF PARCEL 'B' = 40766 S.F. ±  
 55866 S.F.

FLOOR AREA = 8916  
 SITE AREA = 55866 = 0.159  
 GROSS AREA = 67450 S.F. ±

NOTE: SITE INFORMATION FOR PARCELS A & B FROM: PROPERTY OF J. B. GRIFFIN, 11th ELECTION DISTRICT, BALTIMORE COUNTY, MD. 7-10-72, PLAT NO. 100-1, PREPARED BY: GLEN C. DEATON, ENGINEER, SURVEYOR, BALTIMORE, MD. NO. 421, REC'D FOR RECORD: AUG. 1, 1972, BOOK 8819, PAGE 502. AS NEW AS FIELD MEASUREMENTS, SHOWN HERE.

UTILITIES:  
 PUBLIC WATER - 12" MAIN IN PULASKI HWY

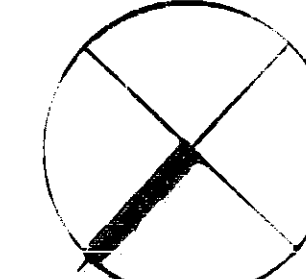
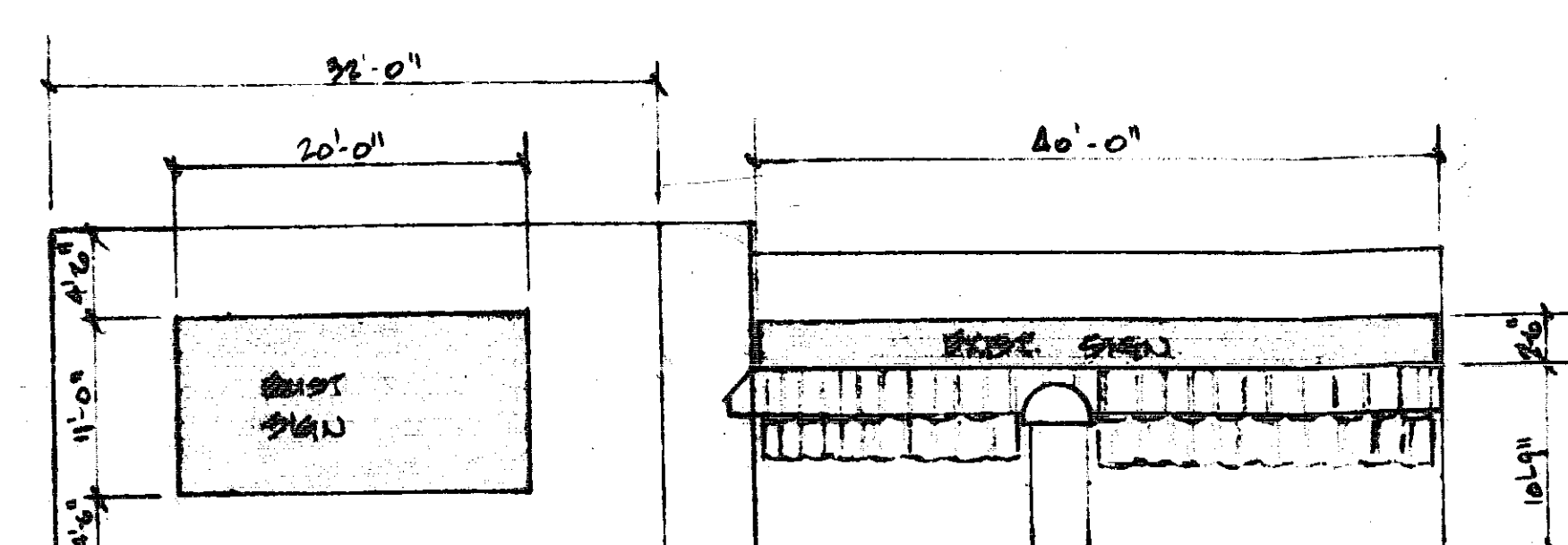
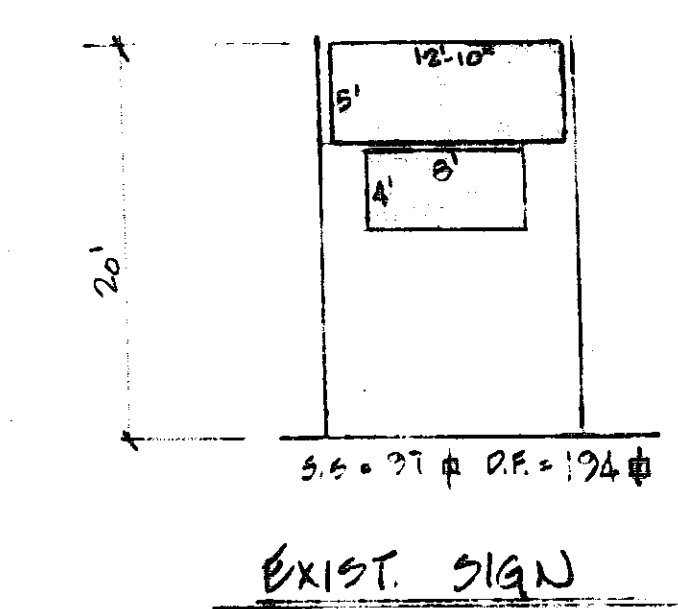
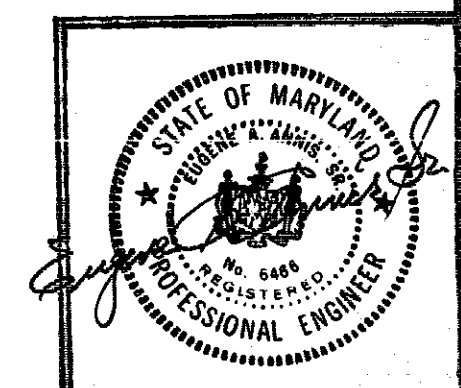
REVISED SITE PLAN (per conditions)  
 PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 DATE: \_\_\_\_\_

REVISED PRINT  
 DESTROY ALL OTHER COPIES  
 17 MAY 1991

PLAN TO ADDRESS ZONING VARIANCE  
 "BRASS HORSE RESTAURANT"

11445 PULASKI HIGHWAY, WHITE MARSH, MD 21162-3333  
 OWNER: J. THURTON

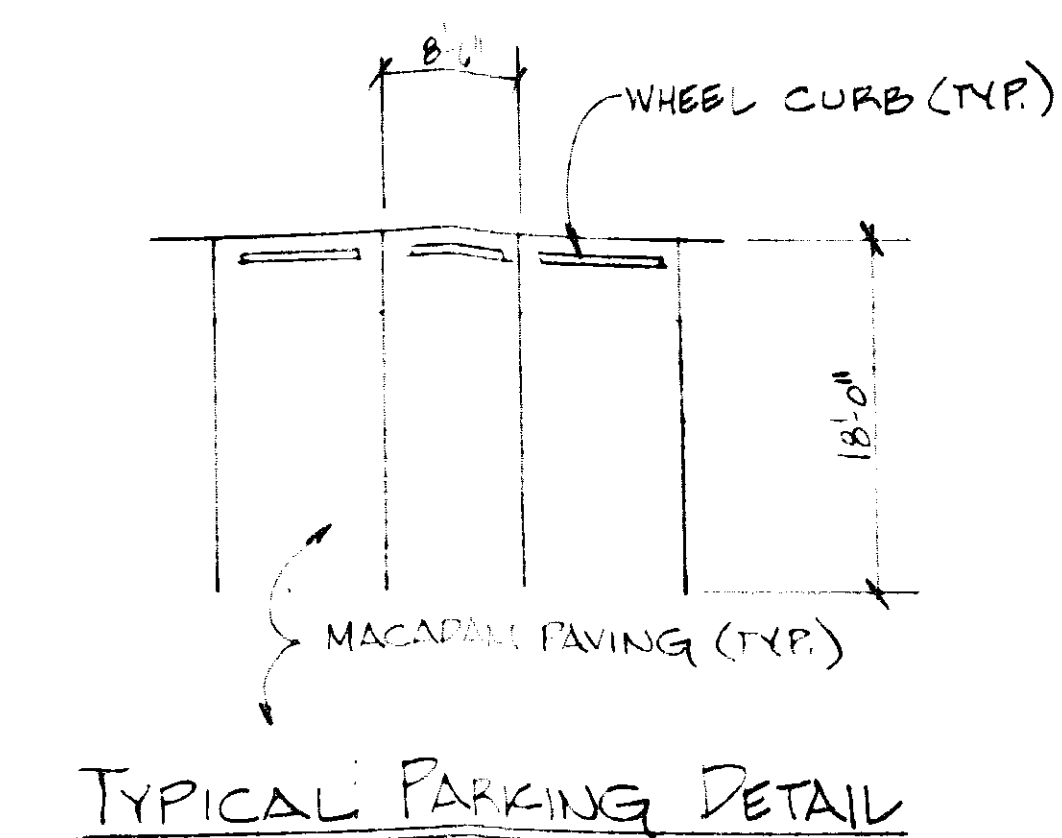
PROFESSIONAL ARCHITECTURAL FIRM, INC.  
 301 J 216-7186



SITE PLAN  
 SCALE 1/8" = 1'-0"

ZONING NOTE:  
 PARCELS A & B ARE  
 BOTH ZONED P.R.





NO PREVIOUS ZONING HEARINGS

PARKER PROPERTY

ALL PLANTING SHALL COMPLY WITH THE  
BALT. CO. LANDSCAPE MANUAL,

PARKING PROVIDED = 114.

PARKING REQUIRED =

RESTAURANT	=	7009 S.F. / 1000 x 20 =	140	
RETAIL	=	1410 S.F. / 1000 x 5 =	7	7.05
			<u>147</u>	150

TOTAL PARKING SHORT = 33 x 36

FLOOR AREA RATIO:

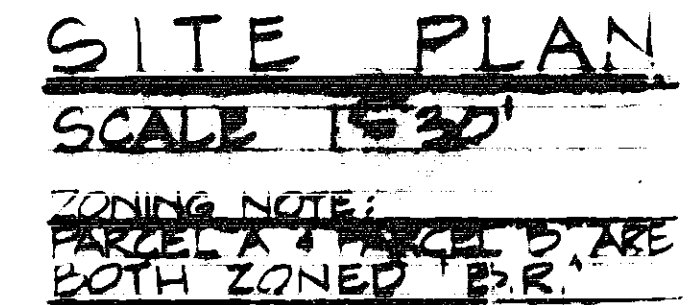
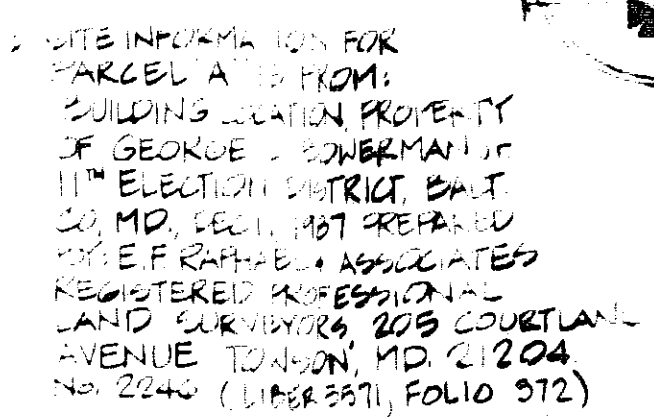
AREA OF PARCEL 'A' = 15100 S.F. ±  
AREA OF PARCEL 'B' = 40766 S.F. ±  

---

55866 S.F.

$$\frac{\text{FLOOR AREA}}{\text{SITE AREA}} = \frac{8916}{55866} = 0.159$$

GROSS AREA = 67456 S.F. ±



FRONT BLDG. ELEVATION

UTILITIES:  
PUBLIC WATER - 2 MANS IN POLSKO GUN

**REVISED PRINT**  
DESTROY ALL PREVIOUS COPIES

04 APR 1991

11445 PULASKI HIGHWAY, WHITE MARSH, MD 21162  
 OWNER: J. THURSTON

FIDELITY ARCHITECTURAL GROUP, INC.  
2000 - 2001  
MEMBER OF THE AIA  
(301) 276-7128



